

179.0

0008

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

693,300 /

693,300

USE VALUE:

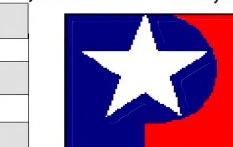
693,300 /

693,300

ASSESSED:

693,300 /

693,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
12		HOMER RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KAUNDINYA RAMASUBRAMANIAN	
Owner 2:	KAUNDINYA SAVITHRI	
Owner 3:		

Street 1:	59 PLAYSTEAD RD
Street 2:	

Twn/City:	NEWTON
St/Prov:	MA
Postal:	02464
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	TASHJIAN GARY P -
Owner 2:	-
Street 1:	92 STONEYBROOK ROAD
Twn/City:	BELMONT
St/Prov:	MA
Postal:	02178
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 7,040 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Wood Shingle Exterior and 1863 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	7040	Sq. Ft.	Site	0	70.	0.90	7														
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IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							122101	
101	7040.000	251,500		441,800	693,300							GIS Ref	
Total Card	0.162	251,500		441,800	693,300			Entered Lot Size				GIS Ref	
Total Parcel	0.162	251,500		441,800	693,300			Total Land:				Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	372.18	/Parcel:	372.1		Land Unit Type:				07/18/18	

PREVIOUS ASSESSMENT								Parcel ID			
Tax Yr								Notes	Date		

2020	101	FV	251,500	0	7,040.	441,800	693,300	693,300	Year End Roll	12/18/2019
2019	101	FV	262,400	0	7,040.	441,800	704,200	704,200	Year End Roll	1/3/2019
2018	101	FV	262,400	0	7,040.	372,400	634,800	634,800	Year End Roll	12/20/2017
2017	101	FV	262,400	0	7,040.	340,800	603,200	603,200	Year End Roll	1/3/2017
2016	101	FV	262,400	0	7,040.	290,400	552,800	552,800	Year End	1/4/2016
2015	101	FV	218,100	0	7,040.	252,500	470,600	470,600	Year End Roll	12/11/2014
2014	101	FV	218,100	0	7,040.	233,500	451,600	451,600	Year End Roll	12/16/2013
2013	101	FV	218,100	0	7,040.	222,200	440,300	440,300		12/13/2012

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASHJIAN GARY P	48938-436		2/1/2007		430,000	No	No		
	18655-372		10/1/1987		185,000	No	No	Y	

BUILDING PERMITS		ACTIVITY INFORMATION									
Date	Number										
7/18/2018	MEAS&NOTICE										
10/17/2008	Meas/Inspect										
1/12/2000	Mailer Sent										
1/5/2000	Measured										
12/1/1981											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 21 - Split Level				Full Bath: 1	Rating: Good																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1	Rating: Good			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				Lvl 2				Lvl 1													
Year Blt: 1955	Eff Yr Blt:			Lvl 1				Lower													
Alt LUC:	Alt %:			Totals	RMS: 6	BRs: 3	Baths: 1	HB													
Jurisdct:	Fact: .			CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Const Mod:				Location:																	
Lump Sum Adj:				Total Units:																	
INTERIOR INFORMATION				Floor:																	
Avg Ht/FL: STD				% Own:																	
Prim Int Wall: 1 - Drywall				Name:																	
Sec Int Wall:	%			DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL									
Partition: T - Typical				Phys Cond: GD - Good	18.	%		Interior:	1	6	3										
Prim Floors: 3 - Hardwood				Functional:		%		Additions:													
Sec Floors:	%			Economic:		%		Kitchen:													
Bsmnt Flr: 12 - Concrete				Special:		%		Baths:													
Subfloor:				Override:		%		Plumbing:													
Bsmnt Gar: 1				Total:	18.6	%		Electric:													
Electric: 3 - Typical				CALC SUMMARY				Heating:													
Insulation: 2 - Typical				Basic \$ / SQ: 95.00				General:													
Int vs Ext: S				Size Adj.: 1.35000002				Totals	1	6	3										
Heat Fuel: 1 - Oil				Const Adj.: 1.00439954																	
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 128.814																	
# Heat Sys: 1				Other Features: 87250																	
% Heated: 100				Grade Factor: 1.00																	
Solar HW: NO				NBHD Inf: 1.00000000																	
% Com Wall				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 309027																	
				Depreciation: 57479																	
				Depreciated Total: 251548																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:				Juris. Factor:				Before Depr:	128.81												
Model:				Special Features:	0			Val/Su Net:	105.94												
Serial #:				Final Total:	251500			Val/Su SzAd:	225.76												
Year:				SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
179.0-0008-0007.0																					
More: N	Total Yard Items:					Total Special Features:								Total:							